

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

Order Approving Timothy Peckham
annexation into Sisters-Camp Sherman Rural
Fire Protection District

ORDER NO. 2025-002

WHEREAS, Timothy Peckham (“Petitioner”) submitted a petition requesting annexation of the property identified in Exhibit A in the petition attached to this Order, into Sisters-Camp Sherman Rural Fire Protection District (“District”); and

WHEREAS, the Deschutes County Clerk’s Office and Assessor’s Office verified that the petition was signed by a registered voter or a landowner, respectively, for the property as indicated in Exhibit B in the petition attached to this Order; and

WHEREAS, the Community Development Department reviewed this petition to ensure it is consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan, and

WHEREAS the Oregon Department of Revenue reviewed the petition map and legal description and issued preliminary approval, as indicated in the last page of Exhibit A, and

WHEREAS, the Board held a duly noticed public hearing on February 19, 2025, to determine whether the affected area would benefit by annexation of said territory into the District; now, therefore

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, HEREBY ORDAINS as follows:

Section 1. The petition for annexation and all exhibits attached to this Order are hereby incorporated by reference.

Section 2. The petition for annexation is hereby approved, and the property identified in Exhibit A is declared annexed and included in the District.

Section 3. A copy of the signed Order will be forwarded to the Oregon Department of Revenue, Oregon Secretary of State Archives Division, Deschutes County Assessor’s Office and County Clerk’s Office, and the District.

Section 4. The purpose of this District is to provide fire protection services.

Dated this _____ day of _____,
2025.

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

ANTHONY DeBONE, Chair

PATTI ADAIR, Vice Chair

ATTEST:

Recording Secretary

PHIL CHANG, Commissioner

EXHIBIT A

PETITION TO ANNEX A SINGLE PROPERTY WITHOUT ELECTION INTO

SISTERS CAMP SHERMAN FIRE
(Name of District)

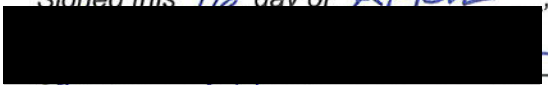
FOR COUNTY USE ONLY	
_____	Date Submitted
_____	Date Verified/ Filed

To: The Board of County Commissioners, Deschutes County, Oregon

The undersigned, in support of this Petition, states as follows:

1. This Petition for Annexation is submitted pursuant to ORS 198.857 and Petitioner(s) request the Board commence proceedings to annex the territory described herein into SISTERS CAMP SHERMAN FIRE (name of district), Deschutes County, Oregon.
2. This Petition for Annexation affects only Deschutes County and is not in any incorporated city limits.
3. The Board of SISTERS CAMP SHERMAN FIRE (name of district) approved the Petition pursuant to ORS 198.857 on _____ (insert date).
4. The principal act for SISTERS CAMP SHERMAN FIRE (name of district) is ORS 478.
(Proper statutory reference required, see ORS 198.010 for listing of appropriate principal act)
5. The territory subject to this Petition for Annexation is primarily inhabited uninhabited (circle one). This Petition is signed by all the land owners of the subject property proposed to be annexed as indicated opposite their respective signature, and all signatures were obtained on or after the 16th of April day of, 2024.
6. The property street address of land for annexation (if known) is 17701 WILT RD SISTERS OR 97759 and the total acreage is 40. A description of the boundaries of the territory to be annexed is attached hereto as Exhibit "A" and depicted on the map attached as Exhibit "B".
7. The Oregon Department of Revenue has conducted a preliminary review of the planned annexation and determined it meets the requirements of ORS 308.225.

Signed this 16 day of APRIL, 2024 by TIMOTHY J. PECKHAM, Chief Petitioner



Signature TV

17701 WILT RD. SISTERS, OR 97759
Address, City, State, ZIP

DATED this 21 day of May, 2024

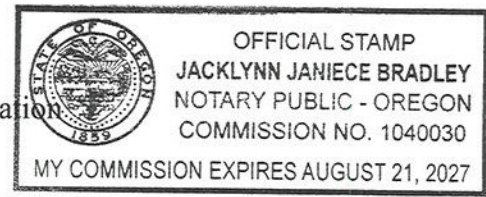
Approved by the Board of Sisters-Camp Sherman Fire District
Name of District




District Signature
By: Roger Johnson
(Print Name)
Title: Fire chief

EXHIBIT A

NAME OF DISTRICT: SISTERS CAMP SHERMAN FIRE DISTRICT Annexation



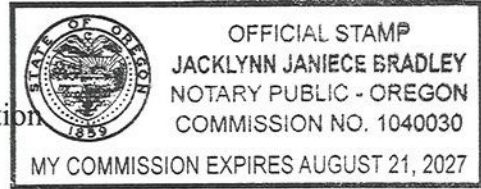
PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/ RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/
1 <u>DARCY J. DANNER</u> Print Name 	<u>1/23/25</u> Date	⁹⁷⁷⁵⁹ <u>17701 WILT RD. SISTERS, OR</u> PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Acreage <u>40</u>
2 Print Name Signature	 Date	 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
3 Print Name Signature	 Date	 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
4 Print Name Signature	 Date	 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
5 Print Name Signature	 Date	 PROPERTY ADDRESS RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____

I, Jacklynn Bradley, certify that I circulated this petition, and every person who signed this petition did so in my presence. Signature: Jacklynn Bradley State of Oregon
 SUBSCRIBED AND SWORN before me this 23rd day of January, 2025
 Notary Public for Oregon: Jacklynn Janiece Bradley My Commission Expires: August 21, 2027

EXHIBIT A

NAME OF DISTRICT: SISTERS CAMP SHERMAN FIRE DISTRICT

Annexation



	PRINT NAME	DATE SIGNED	PROPERTY ADDRESS/ RESIDENCE ADDRESS (If Different)	LANDOWNER IN THE PROPOSED TERRITORY/
1	<u>TIMOTHY J. PECKHAM</u> Print Name [Redacted Signature]	<u>1/24/25</u> Date	<u>17701 WILT RD SISTERS, OR 97759</u> PROPERTY ADDRESS _____ RESIDENCE ADDRESS (If Different)	Landowner Yes <input checked="" type="checkbox"/> No _____ Acreage <u>40</u>
2	_____ Print Name _____ Signature	_____ Date	_____ PROPERTY ADDRESS _____ RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
3	_____ Print Name _____ Signature	_____ Date	_____ PROPERTY ADDRESS _____ RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
4	_____ Print Name _____ Signature	_____ Date	_____ PROPERTY ADDRESS _____ RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____
5	_____ Print Name _____ Signature	_____ Date	_____ PROPERTY ADDRESS _____ RESIDENCE ADDRESS (If Different)	Landowner Yes _____ No _____ Acreage _____

I, Jacklynn Janiece Bradley, certify that I circulated this petition, and every person who signed this petition did so in my presence. Signature: Jacklynn Janiece Bradley State of Oregon
 County of Deschute SUBSCRIBED AND SWORN before me this 24th day of January, 2025
 Notary Public for Oregon Jacklynn Janiece Bradley My Commission Expires: August 21, 2027

After Recording Return To:
First American Title



After recording return to:
Timothy J. Peckham and Darcy J.
Danner
17701 Wilt Road
Sisters, OR 97759

Until a change is requested all tax
statements shall be sent to the
following address:
Timothy J. Peckham and Darcy J.
Danner
17701 Wilt Road
Sisters, OR 97759

File No.: 7067-3573598 (LSB)
Date: September 24, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Deschutes County Official Records **2020-51173**
D-D
Stn=7 PG **09/30/2020 01:56 PM**
\$10.00 \$11.00 \$10.00 \$61.00 \$6.00 **\$98.00**

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

STATUTORY BARGAIN AND SALE DEED

Timothy J. Peckham and Darcy J. Danner, Co-Trustees of the Peckham/Danner Revocable Trust U/T/D January 2020, Grantor, conveys to **Timothy J. Peckham and Darcy J. Danner, Trustees of the Peckham/Danner Revocable Living Trust U/T/D February 14, 2020**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Deschutes, State of Oregon, described as follows:

Lot 14, FREMONT CANYON, recorded April 26, 1978 in Cabinet B, Page 445, Deschutes County, Oregon.

The true consideration for this conveyance is **\$to correct vesting**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

EXHIBIT A

APN: 135698

Bargain and Sale Deed
- continued

File No.: 7067-3573598 (LSB)
Date: 09/24/2020

AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of SEPTEMBER, 2020.

**The Peckham/Danner Revocable Trust U/T/D January
2020**

[Redacted Signature]

Timothy J. Peckham, Co-Trustee

[Redacted Signature]

Darcy J. Danner, Co-Trustee

STATE OF Oregon)
)ss.
County of Deschutes)

This instrument was acknowledged before me on this 25 day of September, 2020 by Timothy J. Peckham and Darcy J. Danner as Co-Trustees of The Peckham/Danner Revocable Trust, on behalf of the Trust.

Linda S Bafford

Notary Public for Oregon
My commission expires: August 18, 2023

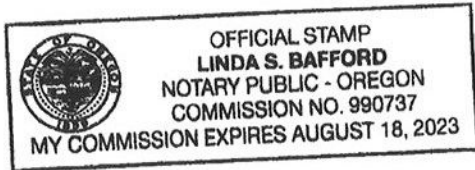


EXHIBIT A

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 8 T.14S. R.11E. W.M.
DESCHUTES COUNTY

14 11 08

5/24/2023

1" = 400'

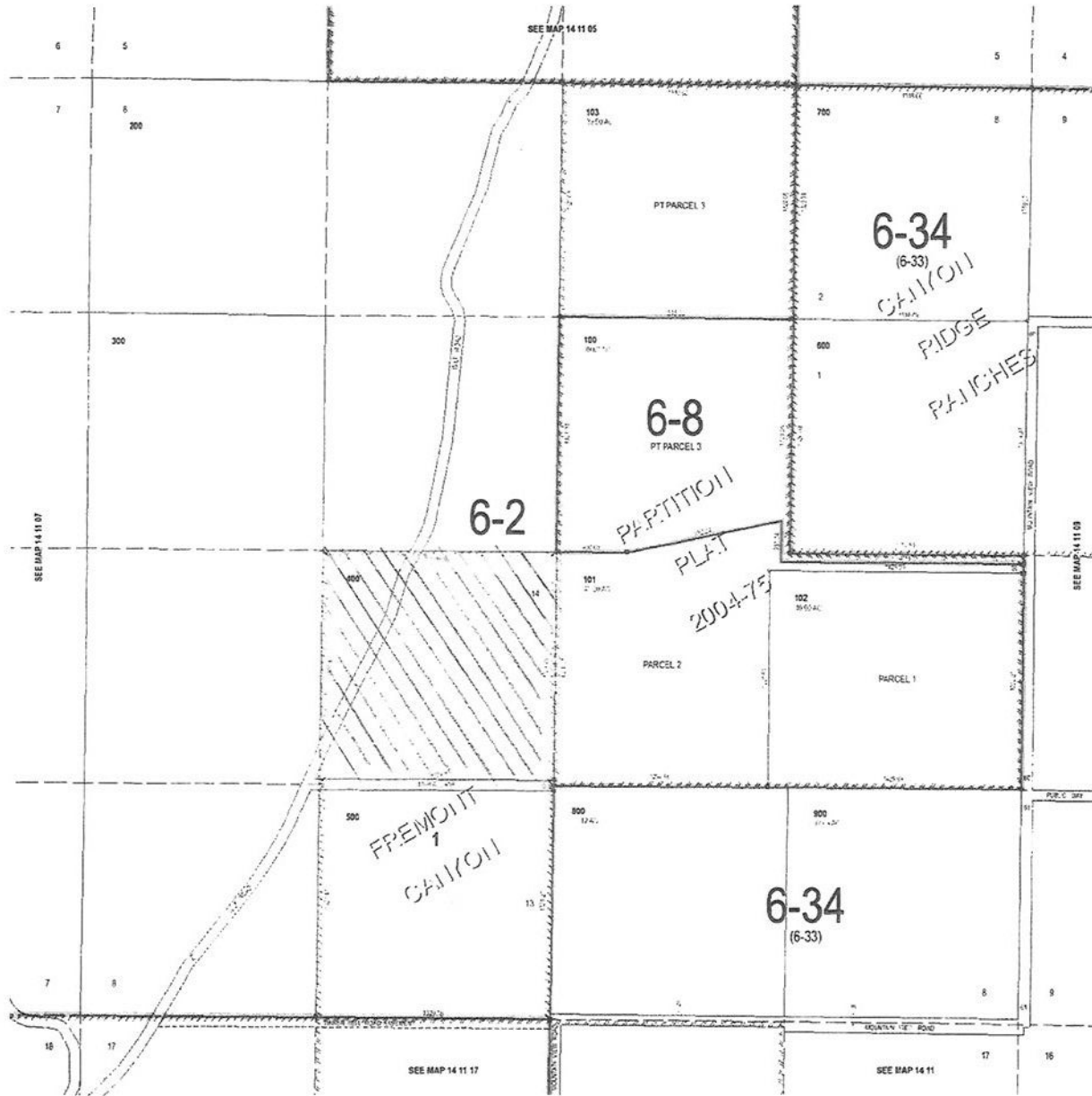
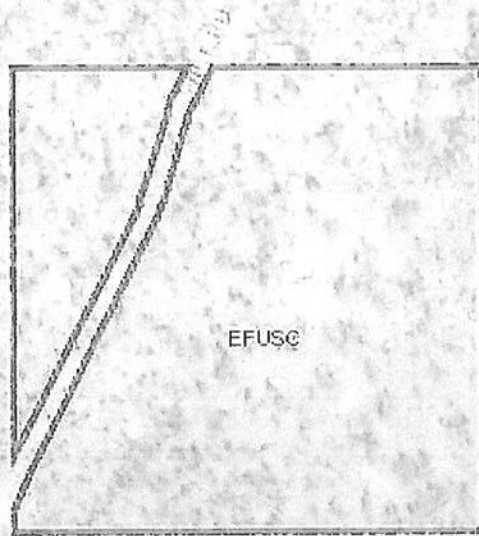


EXHIBIT B

14 11 08

EXHIBIT A
Deschutes County Property Information - Dial

Zoning Map for account 135698



11/20/2010 9:00 AM

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community,
Deschutes County GIS

Map and Taxlot: 1411080000400

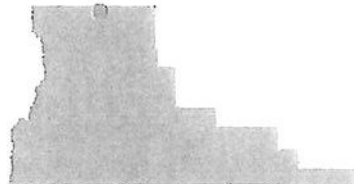
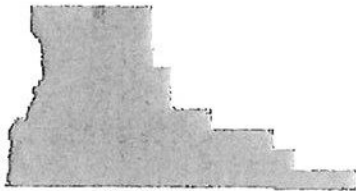


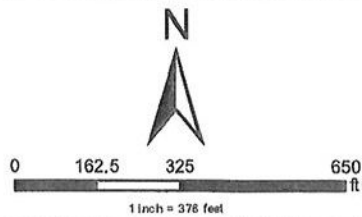
EXHIBIT A
17701 Wilt Rd.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Deschutes County GIS



Date: 4/4/2024



Deschutes County Plat No. 396
FREMONT CANYON

A Subdivision in Sections 8, 17 and 18
 Twp. 14 So., Rge. 11 E., of the W.M., Des. Co., Ore.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JACK N. VOGT, OWNER, AND WESTERN BANK, MORTGAGE HOLDER, HAVE CAUSED THE LANDS SHOWN ON THE ATTACHED PLAT TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND STREETS AS SHOWN ON SAID PLAT AND HEREBY DEDICATE TO THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS AS SHOWN ON SAID PLAT AND HEREBY SUBMIT FOR APPROVAL AND RECORD SAID PLAT OF "FREMONT CANYON" HENCEFORTH TO BE SO KNOWN.

JACK N. VOGT, [Signature] 10'6", 1978
 WESTERN BANK, [Signature] 10'6", 1978

ACKNOWLEDGEMENT

ON THIS 6th DAY OF October, 1977, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, APPEARED JACK N. VOGT AND AN OFFICER OF THE WESTERN BANK, MORTGAGE HOLDER, WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT THEY EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN NAMED.

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF October, 1978



William X. [Signature]
 Com. Expires 5-24-81

APPROVALS

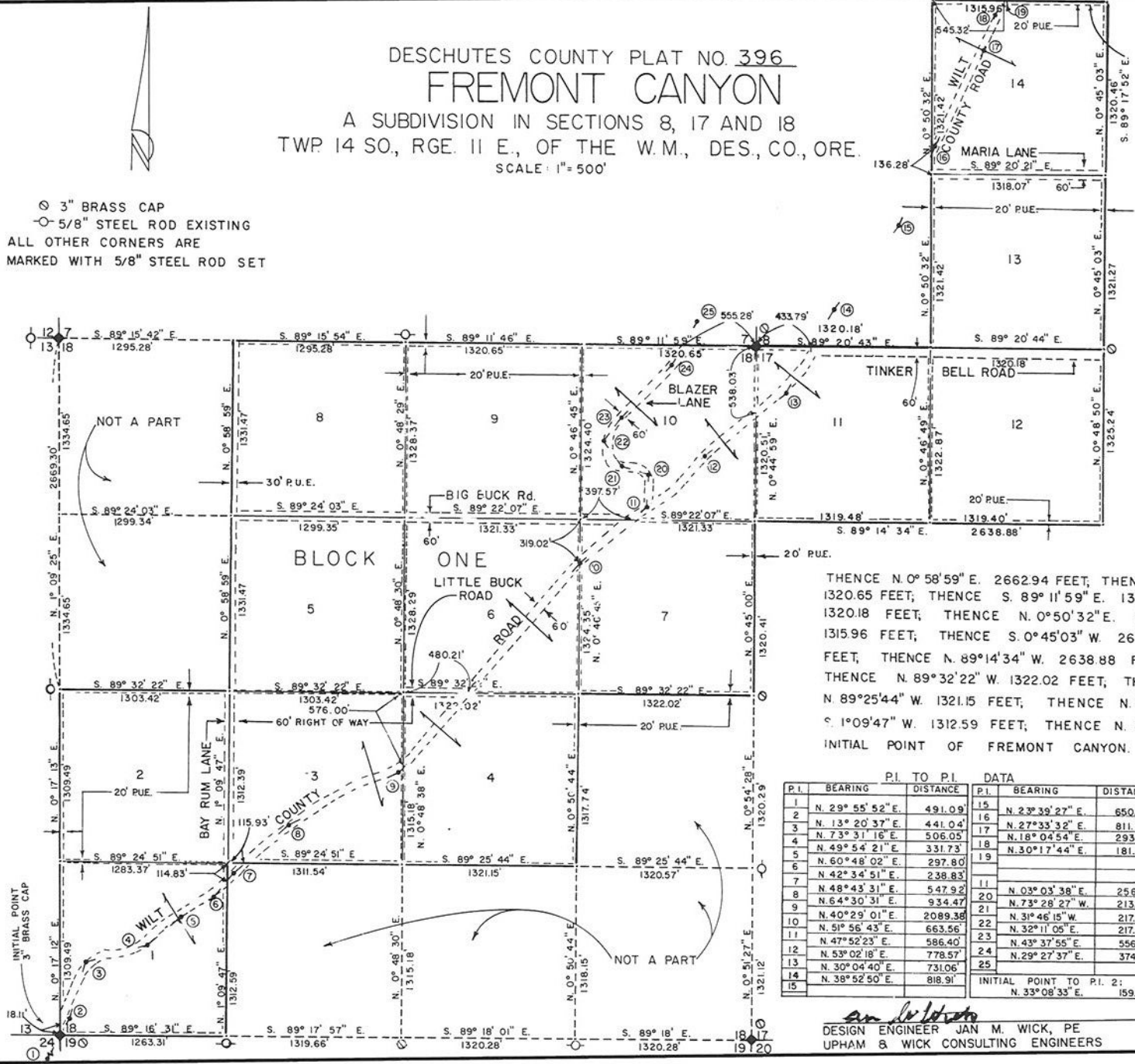
COUNTY ASSESSOR Raymond Bennett 4/17, 1978
 I HEREBY CERTIFY THAT ALL TAXES ARE PAID AS OF THIS DATE.
 COUNTY TREASURER AND TAX COLLECTOR [Signature] 4-17, 1978
 COUNTY SURVEYOR _____, 1978
 COUNTY PLANNING COMMISSION [Signature] 4/26, 1978
 COUNTY PLANNING DIRECTOR [Signature] 4/25, 1978
 PUBLIC WORKS DIRECTOR [Signature] 4/25, 1978
 COUNTY COMMISSIONER [Signature] 4/26, 1978
 COUNTY COMMISSIONER [Signature] 4-26, 1978
 COUNTY COMMISSIONER [Signature] 4/26, 1978

I HEREBY CERTIFY THAT ALL AD VALOREM TAXES, SPECIAL ASSESSMENTS, FEES AND OTHER CHARGES REQUIRED BY LAW TO BE PLACED ON THE 1978-1979 TAX ROLL WHICH BECAME OR WILL BECOME A LIEN ON THIS SUBDIVISION DURING THIS CALENDAR YEAR HAVE BEEN PAID TO ME.

COUNTY ASSESSOR Raymond Bennett 4/17, 1978

DESCHUTES COUNTY PLAT NO. 396
FREMONT CANYON
 A SUBDIVISION IN SECTIONS 8, 17 AND 18
 TWP. 14 SO., RGE. II E., OF THE W.M., DES., CO., ORE.
 SCALE: 1"=500'

⊙ 3" BRASS CAP
 ○ 5/8" STEEL ROD EXISTING
 ALL OTHER CORNERS ARE
 MARKED WITH 5/8" STEEL ROD SET



SURVEYOR'S CERTIFICATE

I, GEORGE W. COLVIN JR., PROFESSIONAL LAND SURVEYOR, CERTIFICATE No. 1020 OF THE OREGON STATE BOARD OF ENGINEERING EXAMINERS, BEING FIRST DULY SWORN DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS SHOWN ON THIS PLAT OF FREMONT CANYON LOCATED IN SECTIONS 8, 17, AND 18, TWP. 14 S., RGE. IIE, OF WILLAMETTE MERIDIAN, DESCHUTES COUNTY, ORE; SAID LANDS BEING PLATED MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 18 THENCE N.0°17'12" E. 1309.49 FEET; THENCE N.0°17'13" E. 1309.49 FEET; THENCE S. 89°32'22" E. 1303.42 FEET;

THENCE N.0°58'59" E. 2662.94 FEET; THENCE S.89°15'54" E. 1295.28 FEET; THENCE S.89°11'46" E. 1320.65 FEET; THENCE S. 89°11'59" E. 1320.65 FEET; THENCE S. 89° 20'43" E. 1320.18 FEET; THENCE N.0°50'32" E. 2642.84 FEET; THENCE S.89°17'52" E. 1315.96 FEET; THENCE S.0°45'03" W. 2641.73 FEET; THENCE S.0°48'50" W. 1325.24 FEET; THENCE N. 89°14'34" W. 2638.88 FEET; THENCE S.0°45'00" W. 1320.41 FEET; THENCE N. 89°32'22" W. 1322.02 FEET; THENCE S.0°50'44" W. 1317.74 FEET; THENCE N. 89°25'44" W. 1321.15 FEET; THENCE N. 89°24'51" W. 1311.54 FEET; THENCE S. 1°09'47" W. 1312.59 FEET; THENCE N. 89°16'31" W. 1263.31 FEET TO THE INITIAL POINT OF FREMONT CANYON.

P.I. TO P.I. DATA		P.I. TO P.I. DATA	
P.I.	BEARING DISTANCE	P.I.	BEARING DISTANCE
1	N. 29° 55' 52" E. 491.09	15	N. 23° 39' 27" E. 650.17
2	N. 13° 20' 37" E. 441.04	16	N. 27° 33' 32" E. 811.78
3	N. 73° 31' 16" E. 506.05	17	N. 18° 04' 54" E. 293.34
4	N. 49° 54' 21" E. 331.73	18	N. 30° 17' 44" E. 181.83
5	N. 60° 48' 02" E. 297.80	19	
6	N. 42° 34' 51" E. 238.83	20	N. 03° 03' 38" E. 256.93
7	N. 48° 43' 31" E. 547.92	21	N. 73° 28' 27" W. 213.23
8	N. 64° 30' 31" E. 934.47	22	N. 31° 46' 15" W. 217.73
9	N. 40° 29' 01" E. 2089.38	23	N. 32° 11' 05" E. 217.44
10	N. 51° 56' 43" E. 663.56	24	N. 43° 37' 55" E. 556.73
11	N. 47° 52' 23" E. 586.40	25	N. 29° 27' 37" E. 374.95
12	N. 53° 02' 18" E. 778.57		
13	N. 30° 04' 40" E. 731.06		
14	N. 38° 52' 50" E. 818.91		
15			

DESIGN ENGINEER JAN M. WICK, PE
 UPHAM & WICK CONSULTING ENGINEERS

SUBSCRIBED AND SWORN BEFORE ME
 THIS _____ DAY OF _____, 1978

Boundary Change Preliminary Review EXHIBIT A

DOR 9-P126-2024



Cadastral Information Systems Unit
PO Box 14380
Salem, OR 97309-5075
fax 503-945-8737
boundary.changes@dor.oregon.gov

Fire Safety Manager, Jeff Puller
Sisters-Camp Sherman RFPD
P.O. Box 1509
Sisters OR 97759

October 1, 2024

Documents received: 6/21/2024, 9/16/2024
From: Tim Peckham

This letter is to inform you that the Description and Map for your planned Annexation to the Sisters-Camp Sherman RFPD (Timothy Peckham & Darcy Danner) in Deschutes County have been reviewed per your request. They MEET the requirements of ORS 308.225 for use with an Order, Ordinance, or Resolution which must be submitted to the Deschutes County Assessor and the Department of Revenue in final approved form before March 31 of the year in which the change will become effective.

If you have any questions please contact Robert Ayers, 503-983-3032

EXHIBIT B



**DESCHUTES COUNTY ASSESSOR'S OFFICE
CARTOGRAPHY DEPARTMENT**

1300 NW Wall Street, Suite 204 | Bend, Oregon 97703 **Office:**
(541) 388-6508 | **Fax:** (541) 382-1692

Website: <https://www.deschutes.org/assessor>

Property Info: <https://dial.deschutes.org/>

January 27, 2025

Steve Dennison

Deschutes County Clerk

Re: **Petition to Annex Sisters Camp Sherman Fire (PECKHAM DANNER REVOCABLE LIVING TRUST)**

Please be advised the attached petition meets the requirements of ORS 198.

Sincerely,

Gregg Rossi



Gregg Rossi | Chief Cartographer

Deschutes County Assessor's Office, Cartography Dept.

**1300 NW Wall St. Suite 204 | Bend, Oregon 97703 PO Box 6005 | Bend, Oregon
97708 Tel: (541) 617-4703 | Fax: (541) 382-1692**



**Petition for Annexation to
Sisters-Camp Sherman Rural Fire Protection District
(17701 Wilt Rd, Sisters,
Taxlot 1411080000400)**

Clerk's Certification

I, Steve Dennison, Deschutes County Clerk, do hereby certify that two of the signatures on the attached petition sheets are voters within the proposed area to be annexed. There are three (3) voters within the proposed area to be annexed.

Dated this 28th day of January, 2025.

A handwritten signature in black ink, appearing to read "Steve Dennison", is written over a horizontal line.

Steve Dennison
Deschutes County Clerk



TO: Deschutes County Board of Commissioners

FROM: Will Groves, Planning Manager

DATE: January 28, 2025

SUBJECT: Land Use Compatibility, 17701 Wilt Road, Sisters Camp Sherman Fire District Annexation

The materials contained in the petition propose to annex lands to the Sisters Camp Sherman Fire District.

This annexation is consistent with Title 18, Deschutes County Zoning Ordinance, and Title 23, Deschutes County Comprehensive Plan. There are no local land use regulations or policies that specifically address this annexation¹.

¹ Policy 3.6.1 “encourages the formation of special service districts to serve rural needs rather than have the County serve those needs.” Policy 3.8.1 recognizes the importance to “cooperate with public agencies and local park districts to provide park and recreation lands, facilities and opportunities.”